

**CITY OF FITCHBURG
CONSERVATION COMMISSION
MEETING MINUTES**

TUESDAY, APRIL 28, 2009

COMMISSIONERS IN ATTENDANCE: Tom Starr, Chairman, Mike Donnelly, Harry Karis, John Koutonen, Kevin Sanders

STAFF IN ATTENDANCE: Mike O'Hara

CALL TO ORDER: Meeting called to order at 6:03 p.m. in the Veteran's Room, First Floor, City Hall.

PUBLIC HEARINGS

Balsam Heights subdivision, Fisher Rd. (continued from 3-31-09)

Chris Deloge – nothing new to report. Planning Board is working on list of conditions.

Any interest in site walk?

Agreed to continue indefinitely until there is a revised plan.

COMMUNICATIONS

Commission informed of Mass Highway project to replace Kimball Street Bridge over Nashua River. Removing center pier in River, it will be a single span bridge. Design public hearing May 7. MHD not req'd to file but sent courtesy copy of plans to Commission.

OTHER BUSINESS:

323 Princeton Rd.

Commission wants owner in to May meeting. Site not finished. Owner has said can't tie in drainage to CBs on Princeton Road b/c they need to be rebuilt. CBs are on list of DPW work to do.

Benjamin Bldrs., Victoria Lane - Certificate of Compliance (cont'd)

No one in attendance – continued to May meeting.

Extension Permits - #155-523 Woodland Estates trailer park expansion

Will expire in 2010, but Joanne Hamberg had requested a three-year extension now. Commission reluctant to grant extension now. Wait until closer to when three years on OOC is up (2010).

125 Sanborn St. #155-567 – revisions

Tim Beauchemin, P.E. and property owner present. OOC granted couple months ago. Also needs a ZBA Special Permit. ZBA wanted several changes to plan – provide off street parking for the adjacent multi-family. Tim would like to leave as gravel surface. Showed Commission revised plan. Would like to get ConCom's approval of this modification

Mike D - OOC special conditions required submittal of back-up documentation as part of the Riverfront Alternatives Analysis. This has not yet been submitted.

Commission thinks there should be an Amended OOC w/ new notice & hearing. Will re-hear at May 26th meeting.

Commission wants:

- Show proposed trees on plan
- Address drainage off proposed parking area for 125 Sanborn St.
- Submit documentation to support alternatives analysis

Concept plan – 245 River Street – (former Premier Box)

Tony Marcotte, MDP Development and Anthony Cleaves, Whitman & Bingham discussed concept plan for re-use of 245 River Street into approx. 150 units with retail on the first floor. Building has 320,000 sq. ft. floor space.

Some proposed parking would be at rear of site, about 30-40 feet from river, within Riverfront Area and 100-year floodplain.

Anthony area to rear is a "Previously Developed Area." The area was used in past when mill was in operation, now overgrown.

How to address stormwater to rear of building? Anthony looking into underground detention.

Floodplain runs close to edge of building.

Suggested look at providing parking on the first level of building, but Tony said column spacing (8 feet) wouldn't allow.

Mike D asked what efforts have been made to provide additional parking.

Site visit scheduled for May 5th 6:00 p.m.

Violation Notice - 299 Lunenburg St.

John Levesque, Atty. Watts and Anthony Cleaves, Whitman & Bingham present.

Background: In 2004 OOC issued for demolition of Thunderbird Motel & "filling of the foundation hole to meet existing grade."

Commission had issued violation notice for excessive fill on the site.

Mike D estimated that 360,000 cu. ft. was filled in the floodplain. Concerned that the next step could be poles for lighting and blacktop.

Anthony: despite what's shown on FIRM maps, based on W&B's survey of the 100-year flood elevation on the site, none of the fill was in the floodplain. Floodplain is limited to the area just beyond the riverbank.

John Levesque: Toyota moved out so they had to move Honda too. However, they still have plans to utilize the parking area, but have no immediate plans for it. New requirements for dealers for #s of car storage made it infeasible. Bouchard plans to have as much presence in the area in five years as they do now. Honda & Nissan are moving out but Kia & Dodge are staying.

There are a couple piles of material at rear of site, scraped from behind the former foundation – these will be removed. Commission agreed to sign Cert. of Compliance on the demolition (#155-486), provided they remove the piles.

540 Mt. Elam Rd. - Encroachments at Coggshall Park / Bird Sanctuary

Atty. Watts: Mr. Bouchard not back in town, he has restoration plan.

Asst. City Solicitor John Barrett also present. Commission reviewed aerial photos of the area, and Ross Assocs. survey of Coggshall & Bird Sanctuary showing encroachments.

Atty. Watts: Bouchard will remove the tree house, delineated the boundary line and allow the property to naturalize. Will need to remove the underground sprinkler.

Mike wanted to emphasize economic value of trees that were removed.

G. Watts: cutting was not done by Bouchard – was like that when he bought the property.

John K – should remove all non-native species – burning bush, rhododendron, etc.
Re-vegetate with eastern white pine or red pine. Harrow & seed lawn.

Staff will check old aerial photos to try to pinpoint when cutting was done. Need to estimate the sq. ft. of disturbed area.

Commission unanimously approved paying NRW dues for next year.

Commission asked about status of remediation of Munksjo oil tanks on Depot Street. No activity there for months. Has Munksjo's closing affected project?

Motion made & seconded to adjourn. Vote unanimous.

Meeting adjourned: 8:00 p.m.

Next meeting: 5-26-09

Approved: 5-26-09